ZANN COMMERCIAL

LAKESIDE TERRACE OFFICE COMPLEX

100% OCCUPIED INVESTMENT PROPERTY WITH ADDITIONAL LAND - 2600 NASA ROAD 1 SEABROOK, TX 77586

OFFERING SUMMARY

Asking Price:	***$1,295,000 ($202.34/SF)***
Capitalization Rate:	6.17%
Net Operating Income:	$79,844
Occupancy:	100%
Building SF:	6,400 SF
Land SF:	23,252 SF

PROPERTY DESCRIPTION

Zann Commercial is pleased to present Lakeside Terrace Office Complex for sale. The subject property is an income producing, 2 story, multi-tenant property that is operating currently at 100% occupancy. Also, the subject property includes roughly 11,626 SF of developable land for expansion or parking. The site is conveniently located right on Nasa Rd 1 in the Clear Lake area at the intersection of Lakeside Dr. The property is just minutes from Johnson Space Center and I-45 and the improved Hwy 146. The property provides a private working environment offering smaller units for professional users. The property offers natural lighting and views of the marina and bay across the street and surrounded by local restaurants and dense commercial development. **Note do not disturb the property or Tenants. Please contact Listing Agent-Michael Gage for more information and tours.

For More Info:

MICHAEL GAGE
Direct: 832.915.1000
Cell: 281.382.5460
mgage@zann.com

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.

INCOME & EXPENSES

FOR SALE LAKESIDE TERRACE OFFICE COMPLEX | 2600 NASA ROAD 1 SEABROOK, TX 77586

INCOME SUMMARY	
GROSS INCOME	$121,269

EXPENSES SUMMARY	
Property Insurance (Wind, Flood, Hazard)	$22,950
Property Taxes	$13,242
Utilities	$2,922
Landscaping	$1,342
Repairs	$969
OPERATING EXPENSES	$41,426

NET OPERATING INCOME	$79,844

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AERIAL MAP

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RETAILER MAP

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LOCATION MAP

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,367	47,111	111,103
Average Age	41	42	41
Average Age (Male)	41	42	40
Average Age (Female)	41	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,838	19,946	46,286
# of Persons per HH	2.2	2.4	2.4
Average HH Income	$126,424	$140,783	$138,619
Average House Value	$383,147	$438,239	$397,397

Demographics data derived from AlphaMap

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PROPERTY SURVEY

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Zann Commercial Brokerage, Inc.	**433521**	**jkieschnick@zann.com**	**281.280.8088**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jason Kieschnick	**512911**	**jkieschnick@zann.com**	**281.280.8088**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jason Kieschnick	**512911**	**jkieschnick@zann.com**	**281.280.8088**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael Gage	**-**	**mgage@zann.com**	**281.280.8088**
Name of Sales Agent/Associate	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date